



SAAG MEETING #1 | Summary Notes

Date + Time *March 21, 2018 | 6-9pm*

Location *San Jose City Hall, Committee Rooms 118-120*

Meeting Objectives

- *Review existing conditions and past plans*
- *Discuss specific role, responsibility and outcome of SAAG*
- *Review draft meeting topics, flow and list of background information desired*
- *Discuss community engagement process*

AGENDA

1. **Welcome and Introductions**
2. **SAAG Orientation Meeting Summary**
3. **City's Planning Goals: Diridon Area Context**
4. **SAAG: Role and Operation**
5. **Community Engagement Plan**
6. **Public Comment**
7. **Next Steps**
8. **Meeting Schedule**
9. **Adjourn**

ATTENDANCE

SAAG Members: 36 of the 38 SAAG members were present at the meeting (*please see the Meeting Minutes posted to the project website for the names of SAAG members that were present*)

City Staff : Kim Walesh – *Deputy City Manager*; Lee Wilcox – *Chief of Staff*; Loren Haley – *Real Estate Manager*; Nanci Klein – *Director of Real Estate*; Rosalynn Hughey – *Acting Director, Planning, Building, and Code Enforcement*

Consultant Team: Matt Raimi – *Principal (Raimi+Associates)*; Dave Javid – *Principal (Plan to Place)*

Public: There were approximately 50 members of the public present at the meeting



SUMMARY

On March 21, 2018, the Diridon Station Area Advisory Committee (SAAG) held its second meeting (following the orientation meeting on February 28, 2018) to discuss the Diridon Station area and the potential project. The purpose of the meeting was to provide background on the Diridon Station Area related to other planning efforts and to discuss the role of the SAAG. The following are the summary notes/take-aways by agenda item.

WELCOME and SAAG ORIENTATION SUMMARY

General Input on Materials

- Make slides easier to read; they are too small.
- Makes notes available to the public.

CITY'S PLANNING GOALS: DIRIDON AREA CONTEXT

General Plan and Diridon Station Area Specific Plan

City staff provided an overview of the direction of the General Plan and specific ideas and amounts of development in the Diridon Station Area Specific Plan. The following were questions and comments related to this topic:

- Why didn't the plan "think bigger" and include more housing units and overall development? Why are we looking at so much more development now?
- How will the proposed SB827 and impact on housing units and density effect uses the Diridon Station Area?
- Will the Google project need to increase heights and total amount of development (through rezoning)?
- How can the public recapture some of the value given to Google through the potential rezoning effort? The rezoning will increase the value of land. How can the City benefit from this upzoning?
- Does housing in this area pay for itself (to help balance the jobs to housing imbalance)?

Summary of Response to Questions

- *With new proposed uses and the transition away from the proposed Baseball Stadium there is now more opportunity for uses such as housing that were previously considered.*
- *The City of San Jose is committed to housing, which is emphasized in the General Plan 2040 document, and understands the benefit of balancing housing density and jobs in and around the Station Area.*
- *The City will be working with the SAAG and the community to identify community benefits and explore best practices from the State.*
- *With the current maximum housing density allowed in certain zoning districts (at 55 to 60 dwelling units per acre) housing uses can pay for the costs of public services needed to support that housing.*



Good Neighbor Committee (GNC)

There was a panel discussion about the content and lessons learned from the Diridon Good Neighbor Committee (which completed its work in 2011). Five members of the SAAG answered questions about their impressions of that process and direction that could be used for the SAAG. Questions asked of Good Neighbor Committee representatives and their responses included the following:

- Was the potential number of displaced residents and businesses analyzed? The SAAG process should study the impacts of the project, especially displacement of businesses and homes.
- How did the GNC address placemaking and is there anything that the SAAG can use to build off of during its process? In response, GNC members discussed how to capitalize on the creek and use it as a way of bringing people together by providing Creekside dining, public space and art.
- Did the GNC address social equity including the number and type of jobs created? In response, the GNC members said that the concern was the number of permanent low income jobs from the station and not just temporary jobs.
- What examples of comparable development did the GNC look at in the process? (San Antonio and Coors Field in Denver were discussed by the GNC.)
- How did the GNC examine traffic and circulation and who was included in the conversation? In response, GNC members said they focused primarily on the impact of a potential baseball stadium and how to move traffic in and out of the area on game days.

Data/Information Requests

At the SAAG Orientation on February 28, 2018, members expressed the desire for background data and information about the Diridon Station Area. At SAAG meeting #1 on March 21, there was a brainstorm on the types of data and studies that members would like to see. The information below is divided into existing conditions data and information and then information that would be helpful during future discussions about the future of the Diridon Station Area.

Google

- Overview of Google's ideas

Existing Conditions Data

- Poverty data
- SNAP data
- Information on schools
- Existing jobs
- Jobs held by local employed residents
- Housing units (costs)
- Housing units (size and type of unit)
- Mode share
- Height of buildings (existing and allowed)
- Historic resources in the Diridon Station Area
- Pipeline development projects

- Development opportunities in the station area (analysis of what is there now and what will likely stay versus being redeveloped)
- Rates of car ownership
- Existing open spaces
- Information on homelessness and gentrification
- Currently employed residents in the technology sector
- Traffic data and trends

Existing City Policy

- Urban design guidelines in current plans
- Existing policies for TDM and TDA activity
- Existing policies on urban villages
- City policies/plans for open spaces
- Delmas Park Development Plan – includes housing and income levels

Future Studies and Information

- Jobs produced by the project (including skills and income levels)
- Methods of accessing jobs produced by the project (the “pipeline” to jobs)
- Displacement (jobs and housing) from the development in Diridon
- Additional traffic produced by increased jobs (e.g., integrated data platforms needed)
- Housing units proposed by the project (type and affordability levels)
- Open space needs in proposed projects

SAAG: ROLE AND OPERATION

The City presented on the role of the SAAG, including the final product, meeting topics and the “solution groups.” The following are the questions and comments from the discussion.

- What other activities is the City undertaking in parallel to the SAAG meetings? Will that input be included in the final report?
- What will the final report include?
- Can the City provide an overview of Community Benefit Agreements? Who produces and what is the role of the SAAG?
- Recommendation that City staff provide a synthesis of the Solutions Groups so that everyone knows what is happening in each group.
- Consider preparing an “impact report” for the recommendations of each solution group.
- Consider adding public education and quality of life (particularly for neighborhoods adjacent to the or within the footprint of the Station Area) to the Solution Groups topics, either as separate groups or as part of other groups.
- The City should provide a baseline understanding of how community benefits will work as part of the Google project and other projects in the Diridon Station Area.
- Recommendation that the City of Mountain View come and talk to the SAAG about their experience with Google. What worked well? What do they wish that they had done differently?



- Considering Google project design and vision is evolving, do we know what industry clustered will be focused on (e.g., tech) and how can we further engage businesses?
- How will the Solution Groups be structured and what is the SAAG's commitment?
- The SAAG should consider more than just the Google project. It should also consider the entire Diridon station area and changes in transit service coming to Diridon.

Summary of Direction

- *There are many opportunities to engage a range of community members, including activities that engage underrepresented groups, that will occur in parallel to the SAAG Meetings (see next section of the notes for a list of the engagement activities). The input will be included in the final report along with the input gathered through the SAAG and Solution Group meetings*
- *The structure of the final report of input is still evolving, but will most likely be organized topically and represent the aspirations and ideas that the SAAG and community identifies through this process.*
- *In 2018 the input gathered from the SAAG and community will be very important to help shape the Memorandum of Understanding between the City and google. This information will be further refined in 2019 and beyond into a detailed development agreement.*
- *The Solution Groups will be staffed (by City staff and the consultants) to help collect and synthesize the input and direction that is gathered.*
- *Google will be hearing and considering the input and ideas that the SAAG is sharing as they prepare their vision and design ideas. The proposed Google project will stay at the concept and vision level in 2018 until the MOU is agreed upon.*
- *The structure and topics of the Solution Groups are still evolving and will be confirmed at future SAAG meetings. We anticipate that SAAG members will volunteer for up to two Solution Groups at most but are welcome to attend others as all will be open to the public.*

COMMUNITY ENGAGEMENT PLAN

City staff also provided the SAAG with a brief overview of the engagement activities planned in addition to the SAAG meetings. The planned activities include:

- **Project Website** – to share the schedule of meeting, meeting summaries and resources
- **Surveys** – to be administered on line and through the mobile platforms
- **Walk tours** – tours of the Diridon Station Area for SAAG members and public
- **Stakeholder Meetings** - meetings with a variety of stakeholders to discuss issues and opportunities
- **Solution Groups** – focused discussion of key topics by members of the SAAG
- **Pop-Up Workshops** – intercept meetings at convenient locations throughout the city to obtain feedback on topic specific direction
- **Citywide Workshops** – outside of the downtown to listen to community ideas and concerns
- **Community Forum and Open House** – hands on workshops to explore trade-offs and planning principles



PUBLIC COMMENTS

Ten members of the public provided comments during the public comment period. The following is a summary of the comments:

- Address gentrification
- Complete the Los Gatos Creek Trail. The trail should be planned through the Diridon Station Area.
- Solution groups should address urban design and placemaking.
- Focus on historic resources; the discussion on historic resources should occur at the beginning and not the end of the process.
- The City should have a design review process as part of the approval process.
- Daylighting Los Gatos Creek should be part of the vision for the area.
- Public lands should not be sold to Google; they should be leased.
- Speakers on the SAAG should state their name and affiliation.
- Public comments should occur at the beginning of the meeting.
- There should be a training on Community Benefits Agreements.
- Look at what Mountain View and Google have done to make the area more walkable.
- Learn lessons from other jurisdictions about how to make arena's more transit-friendly and reduce driving.
- Consider locating disabled services in the City all in 1 location and consider the Diridon area for this since its connected by transit and centrally located.

